



TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: LANDS OF JOSEPH M. SAFFIOTTI - SUBDIVISION
PROJECT NO.: 2026-13
PROJECT LOCATION: SECTION 17, BLOCK 1, LOT 121 – 21 SKY VIEW CT
REVIEW DATE: 27 JULY 2026
MEETING DATE: 6 AUGUST 2026
PROJECT REPRESENTATIVE: DARREN C. DOCE, P.E.

1. The project is before the Board for a 2-lot subdivision of a 10.6 +/- acre parcel of property.
2. The Applicant has submitted the Sky View Court Maintenance Agreement for review.
3. A note has been placed on the plans requiring limits of disturbance to be clearly delineated in the field and maintained throughout the duration of the construction. The plans identify the limit of disturbance as 0.6 acres. Any disturbance in excess of 1 acre would require coverage under the NYSDEC Construction Stormwater Permit.
4. In response to the requirements of the Tree Preservation Ordinance, the Applicant's Representative has identified that no trees will be disturbed, as the house, well and subsurface sanitary sewer disposal system are in areas which do not contain any trees. Tree lines have been depicted on the plans.
5. The Applicant to confirm NYSDOH approval status of Quick 5 Equalizer 36 Chambers. It is noted that the Quick 4 Equalizer is listed in the Residential Onsite Wastewater Treatment Systems Design Handbook.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

A handwritten signature in blue ink that reads 'Quinn M. Mullarkey'.

Quinn M. Mullarkey, P.E.
Senior Engineer

P:\96-10 TOWN OF NEWBURGH\96-11 TOWN OF NEWBURGH PB_COMMENTS 2000-Current\2026 COMMENTS\8-6-2026 Lands of Saffiotti (26-13).docx

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

PAUL D. KAHN

TO

SECTION 17 BLOCK 1 LOT 120
17 1 119

RECORD AND RETURN TO:
(Name and Address)

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

PAUL D. KAHN
6 FAIRVIEW LANE
NEWBURGH NY 12550

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED _____ MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ PRIVATE ROAD
OTHER MAINTENANCE
DECLARATION

PROPERTY LOCATION

___ 2089 BLOOMING GROVE (TN)
___ 2001 WASHINGTONVILLE (VLG)
___ 2289 CHESTER (TN)
___ 2201 CHESTER (VLG)
___ 2489 CORNWALL (TN)
___ 2401 CORNWALL (VLG)
___ 2600 CRAWFORD (TN)
___ 2800 DEERPARK (TN)
___ 3089 GOSHEN (TN)
___ 3001 GOSHEN (VLG)
___ 3003 FLORIDA (VLG)
___ 3005 CHESTER (VLG)
___ 3200 GREENVILLE (TN)
___ 3489 HAMPTONBURGH (TN)
___ 3401 MAYBROOK (VLG)
___ 3689 HIGHLANDS (TN)
___ 3601 HIGHLAND FALLS (VLG)
___ 3889 MINISINK (TN)
___ 3801 UNIONVILLE (VLG)
___ 4089 MONROE (TN)
___ 4001 MONROE (VLG)
___ 4003 HARRIMAN (VLG)
___ 4005 KIRYAS JOEL (VLG)

___ 4289 MONTGOMERY (TN)
___ 4201 MAYBROOK (VLG)
___ 4203 MONTGOMERY (VLG)
___ 4205 WALDEN (VLG)
___ 4489 MOUNT HOPE (TN)
___ 4401 OTISVILLE (VLG)
___ 4600 NEWBURGH (TN)
___ 4800 NEW WINDSOR (TN)
___ 5089 TUXEDO (TN)
___ 5001 TUXEDO PARK (VLG)
___ 5200 WALKKILL (TN)
___ 5489 WARWICK (TN)
___ 5401 FLORIDA (VLG)
___ 5403 GREENWOOD LAKE (VLG)
___ 5405 WARWICK (VLG)
___ 5600 WAWAYANDA (TN)
___ 5889 WOODBURY (TN)
___ 5801 HARRIMAN (VLG)

CITIES

___ 0900 MIDDLETOWN
___ 1100 NEWBURGH
___ 1300 PORT JERVIS

NO. PAGES 6 CROSS REF _____
CERT. COPY _____ AFFT. FILED _____

PAYMENT TYPE: CHECK /
CASH _____
CHARGE _____
NO FEE _____

CONSIDERATION \$ 0
TAX EXEMPT _____

MORTGAGE AMT \$ _____
DATE _____

MORTGAGE TYPE:

___ (A) COMMERCIAL
___ (B) 1 OR 2 FAMILY
___ (C) UNDER \$10,000.
___ (E) EXEMPT
___ (F) 3 TO 6 UNITS
___ (I) NAT.PERSON/CR.UNION
___ (J) NAT.PER-CR.UNI OR 2
___ (K) CONDO

Joan A. Macchi

JOAN A. MACCHI
Orange County Clerk

RECEIVED FROM:

Linea City

4655PG 239

LIBER 4658 PAGE 289

ORANGE COUNTY CLERKS OFFICE 56190 MCD
RECORDED/FILED 11/06/97 11:44:43 AM
FEES 28.00 EDUCATION FUND 5.00
SERIAL NUMBER: 002696
DEED CNTL NO 62096 RE TAX .00

4658-00115 # 239

EAST 6804

PRIVATE ROAD MAINTENANCE DECLARATION

DECLARATION made this 17th day of October, 1997 is intended to refer to a subdivision in the Town of Newburgh, County of Orange and State of New York of Lands owned by PAUL D. KAHN, having an address of 6 Fairview Lane, Newburgh, New York, who acquired title to the premises by a deed dated March 8, 1996, and recorded in the Orange County Clerk's office on March 14, 1996 in Liber 4354 of deeds at page 118, and a portion of which property consists of lots designated as Lots No. 2 on subdivision map entitled "Subdivision Plan - Lands of Paul D. Kahn" dated May 22, 1996, filed in the Office of the Orange County Clerk on November 14, 1996, as Map No. 242-96; and Lots 1, 2, 3, 4, 5 and 6 on a subdivision map entitled "Subdivision Plan - Lands of Paul D. Kahn" dated December 16, 1996, filed in the Office of the Orange County Clerk on 16th day of October, 1997, as Map No. 228-97; and

WHEREAS, located on said premises as shown on the hereinbefore referred to filed Map No. 228-97 is a 50 R.O.W. - private road designated thereon as "SKY VIEW COURT", to be utilized for purposes of residential ingress, egress and utilities to Fostertown Road by Lot No. 2 on subdivision Map No. 242-96 and Lots 1, 2, 3, 4, 5 and 6 on subdivision Map No. 228-97; and

WHEREAS, it would be in the best interest of the present and future owners of said Lot No. 2 on subdivision Map No. 242-96 and Lots 1, 2, 3, 4, 5 and 6 on Map No. 228-97 to have a declaration concerning the establishment and maintenance of said 50 R.O.W. - private road designated thereon as "SKY VIEW COURT"; and

WHEREAS, as a condition of approval for subdivision Map No. 242-96, a "Common Driveway Maintenance Declaration" was recorded in the Office of the Orange County Clerk on February 3, 1997, in Liber 4520 of deeds at page 100. This Private Road Maintenance

Declaration supersedes all terms and conditions of said Common Driveway Maintenance Declaration recorded in Liber 420 of Deeds at page 100; and

WHEREAS, the deeds to Lot No. 2 on subdivision Map No. 242-96 and Lots 1, 2, 3, 4, 5 and 6 on Map No. 228-97 will contain a reference to this Declaration whereby the owners of said lots will have a right of way for all ordinary purposes of ingress, egress and to place utilities over said 50 R.O.W. - private road designated thereon as "SKY VIEW COURT"; and

WHEREAS, it is in the best interest of the owners of Lot No. 2 on subdivision Map No. 242-96 and Lots 1, 2, 3, 4, 5 and 6 on Map No. 228-97 to have a definition that sets forth the obligation to maintain the 50 R.O.W. - private road designated thereon as "SKY VIEW COURT" in a passable condition and sets forth the financial obligation of said owners in connection with their respective contribution and payment of the same relative to maintenance, repair and plowing of said private road; and

WHEREAS, it is the intent of PAUL D. KAHN to record this Declaration and to make the Provisions of this Declaration binding upon the present and future owners of Lot No. 2 on subdivision Map No. 242-96 and Lots 1, 2, 3, 4, 5 and 6 on Map No. 228-97, as set forth on the hereinbefore referred to map.

IT IS HEREBY DECLARED AS FOLLOWS:

1. The lot owners, their heirs, distributees, successors and assigns shall have the joint, equal and mutual right to use the 50 R.O.W. - private road designated thereon as "SKY VIEW COURT" as shown on the aforesaid subdivision map and as more particularly described in Schedule "A" attached hereto for the purposes of residential ingress, egress and utilities to Fostertown Road, for their mutual convenience and benefit forever.
2. The cost of all maintenance and future improvement of said private road shall be

shared by the lot owners as herein set forth.

3. The word "maintenance" shall be defined as all costs and expenses in connection with said private road including the cost of snow removal, sweeping, surfacing, regravelling, repaving, filling in of holes, and all those items necessary so as to make it convenient and safe for the owners of the aforesaid lots to use said private road.

4. The lot owners shall share in the cost of maintenance of the private road as residences are constructed thereon as follows: Twenty five (25%) of the cost of maintenance of the private road shall be shared equally by the owners of Lot No. 2 on Map No. 242-96 and lots 1, 2, 3, 4, 5 and 6 on Map No. 228-97 on which residences have been constructed. The remaining Seventy Five (75%) percent of the cost of maintenance of the private road shall be shared equally by the owners of Lot No. 2 on Map No. 242-96 and Lots 1, 2, 3 and 4 on Map No. 228-97 on which residences have been constructed. In the event any of the lots are further subdivided, each residence constructed on any lot or part thereof shall share equally in the maintenance costs as provided above.

5. On Tuesday following Labor Day Monday, in every year, as long as the right-of-way shall remain a private road, the owners shall meet to establish a budget and payment schedule for the coming year. Each lot owner shall pay his appropriate share within ten (10) days of the payment dates established by a majority vote of all lot owners.

6. In the event that any lot owner shall fail to pay his or her share of the repair and maintenance charges within ten (10) days of the due date for the same, the lot owner shall be in default and shall be obligated to pay interest at the rate of twelve (12%) percent per annum on the unpaid charges, together with all expenses, including reasonable attorney's fees, incurred to collect same whether or not any legal proceeding is commenced. All sums payable pursuant to

this Agreement shall constitute a lien affecting title to that lot.

7. All decisions for improvement and/or maintenance of the 50 R.O.W. - private road designated thereon as "SKY VIEW COURT" shall be made by a majority vote of all lot owners. Lot No. 2 on Map 242-96 and Lots 1, 2, 3 and 4 on map No. 228-97 or any subdivided portion thereof as residences are constructed thereon shall each have one vote. Lots No. 5 and 6 on Map No. 228-97 shall each have a $\frac{1}{4}$ vote as residences are constructed thereon.

8. In addition to the foregoing, each lot owner agrees to indemnify and hold the other lot owners harmless from any and all liability for injury or damage when such injury or damage shall result from, arise out of, or be attributable to any maintenance or snow plowing conducted pursuant to this agreement.

9. In the event the private road known as "SKY VIEW COURT" as described on Schedule A attached hereto is accepted for dedication as a public highway, this road maintenance declaration shall automatically terminate.

10. The lot owners shall in any and all deeds which they make for lands fronting on said road or in any deeds for lands having right of way rights over said driveway, bind the land so conveyed to pay its equal cost as provided herein of all future repairs, maintenance or improvement of said driveway.

11. This Declaration shall be recorded; shall be deemed to be a covenant running with

Dated: October 17, 1997

Paul D. Kahn
PAUL D. KAHN

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On this 17 day of October, 1997, before me personally came PAUL D. KAHN, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Patricia A. Johnson
NOTARY PUBLIC

PATRICIA A. JOBSON
Notary Public, State of New York
No. 01JO4685986
Qualified in Orange County
Commission Expires 11/30/27

**DESCRIPTION - 50' R.O.W.
LANDS OF
PAUL D. KAHN**

ALL that piece of parcel of land situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being designated as a 50 foot wide right-of-way and private road as shown on a map entitled "Subdivision Plan - Lands of PAUL D. KAHN", prepared by Vincent J. Doce Associates, dated December 16, 1996, the centerline of which being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of the above mentioned 50 foot wide right-of-way with the southwesterly line of the existing Fostertown Road, a.k.a. County Road No. 86, said point being $S31^{\circ}-45'-21''E$ 29.15 feet from the southeasterly corner of the lands now or formerly of Piotrowski; thence, along the centerline of the aforementioned 50 foot wide right-of-way the following four (4) courses:

- (1) $S89^{\circ}-12'-18''W$ 257.30 feet;
- (2) $S77^{\circ}-46'-00''W$ 85.13 feet;
- (3) $S60^{\circ}-07'-28''W$ 306.06 feet; and
- (4) $S08^{\circ}-36'-17''W$ 247.00 feet

to a point in the center of a 50 foot radius turn around; thence, continuing on the last mentioned course, $S08^{\circ}-36'-17''W$ 50.00 feet to the southerly terminus of the herein described 50 foot wide right-of-way.

DARREN C. DOCE, PE

5 LINCOLNDALE ROAD, CAMPBELL HALL, NY 10916
TEL. 845-561-1170 ~ EMAIL DDOCE12@HOTMAIL.COM

June 1, 2026

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

RE: Two Lot Subdivision lands of Joseph M. Saffioti
21 Sky View Court
Section 17 Block 1 Lot 121
Application No. 26-13

Dear Mr. Ewasutyn:

Enclosed are 11 sets of the above referenced site plan, application, long form EAF and the required fees. PDF copies have been sent to Pat Hines and Dominic Cordisco. Pat Hines was also provided a paper copy. The applicant is requesting to be placed on the next available planning board agenda.

The project is a proposed two lot residential subdivision of a 10.57-acre parcel located at 21 Sky View Court. The parcel is located in the RR zoning district, the Wallkill School District and the Cronomer Valley Fire District. There is an existing single-family home located on the parcel. A new single-family home is proposed for the newly created lot. The existing home is located on proposed Lot No. 1 which will be a 5.18 +/- acre lot. The new single-family home will be located on proposed Lot. No. 2 which will be a 5.39 +/- acre lot. The lots will meet all Town of Newburgh Zoning bulk lot requirements. The proposed lot will access Sky View Court.

The existing dwelling is serviced by an existing well and sewage disposal system. Water and sewer services will be provided to the proposed dwelling by a proposed residential well and sewage disposal systems.

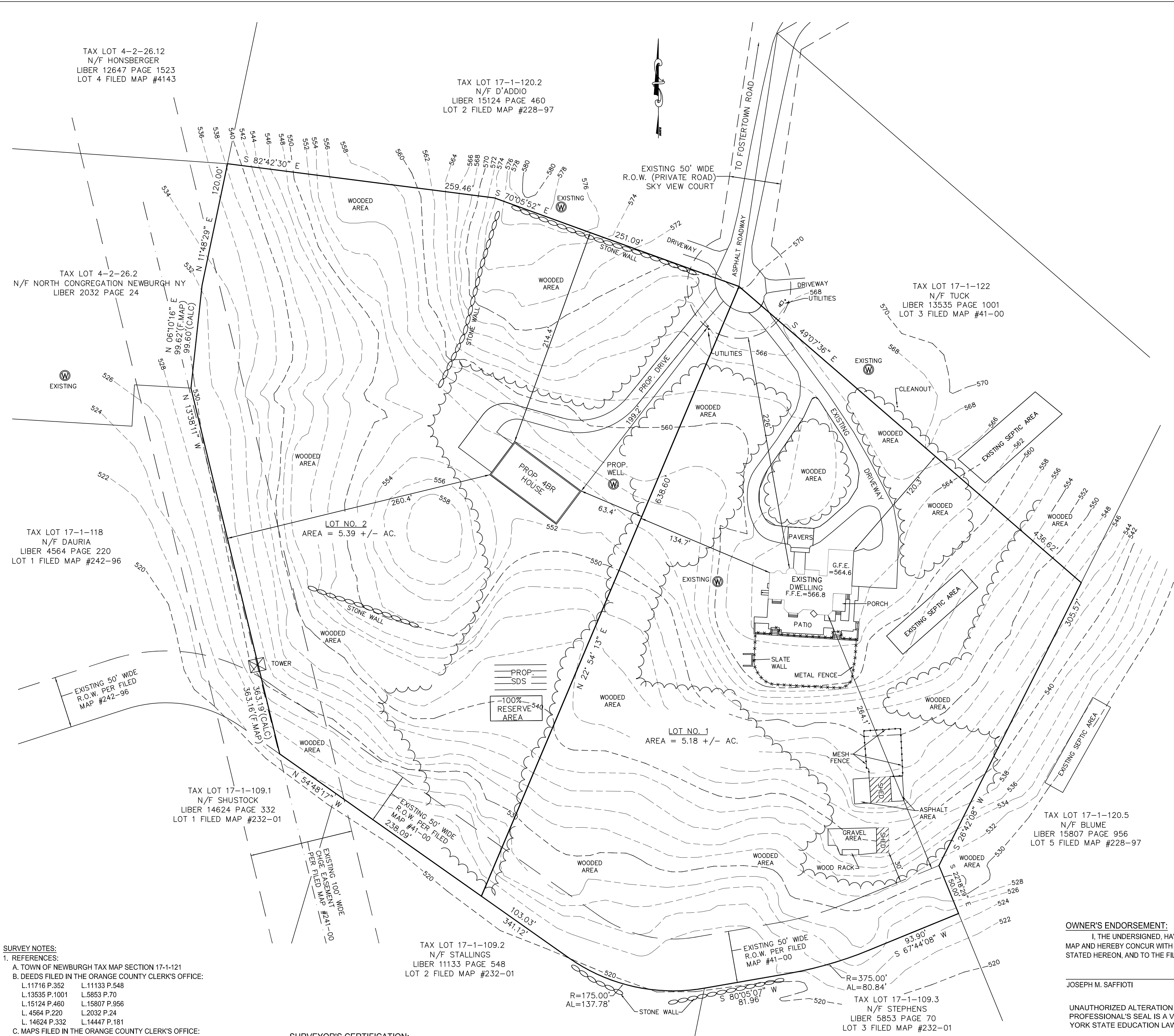
During the development of the proposed single-family home site trees will not be removed. There are no trees located in the area of the parcel that is being developed. The applicant respectfully requests that the Planning Board grant a waiver of the tree survey requirement for this application.

If any further explanation is required, please feel free to contact our office.

Sincerely,

Darren C. Doce

Darren C. Doce
cc Patrick Hines
Dominick Cordisco



SURVEY NOTES:

1. REFERENCES:

A. TOWN OF NEWBURGH TAX MAP SECTION 17-1-121

B. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

L.11716 P.352 L.11133 P.548
L.13535 P.1001 L.5853 P.70
L.15124 P.460 L.15807 P.956
L.4564 P.220 L.2032 P.24
L.14624 P.332 L.14447 P.161

C. MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

#41-00 #232-01 #228-97 #242-96

2. DATUM : NAVD83

3. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURLEY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.

4. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

5. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.

6. SUBECT TO THE FINDINGS OF AN UP-TO-DATE TITLE REPORT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT :

- THE BOUNDARY AND TOPOGRAPHICAL SURVEY SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 23, 2026.

- THE MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.

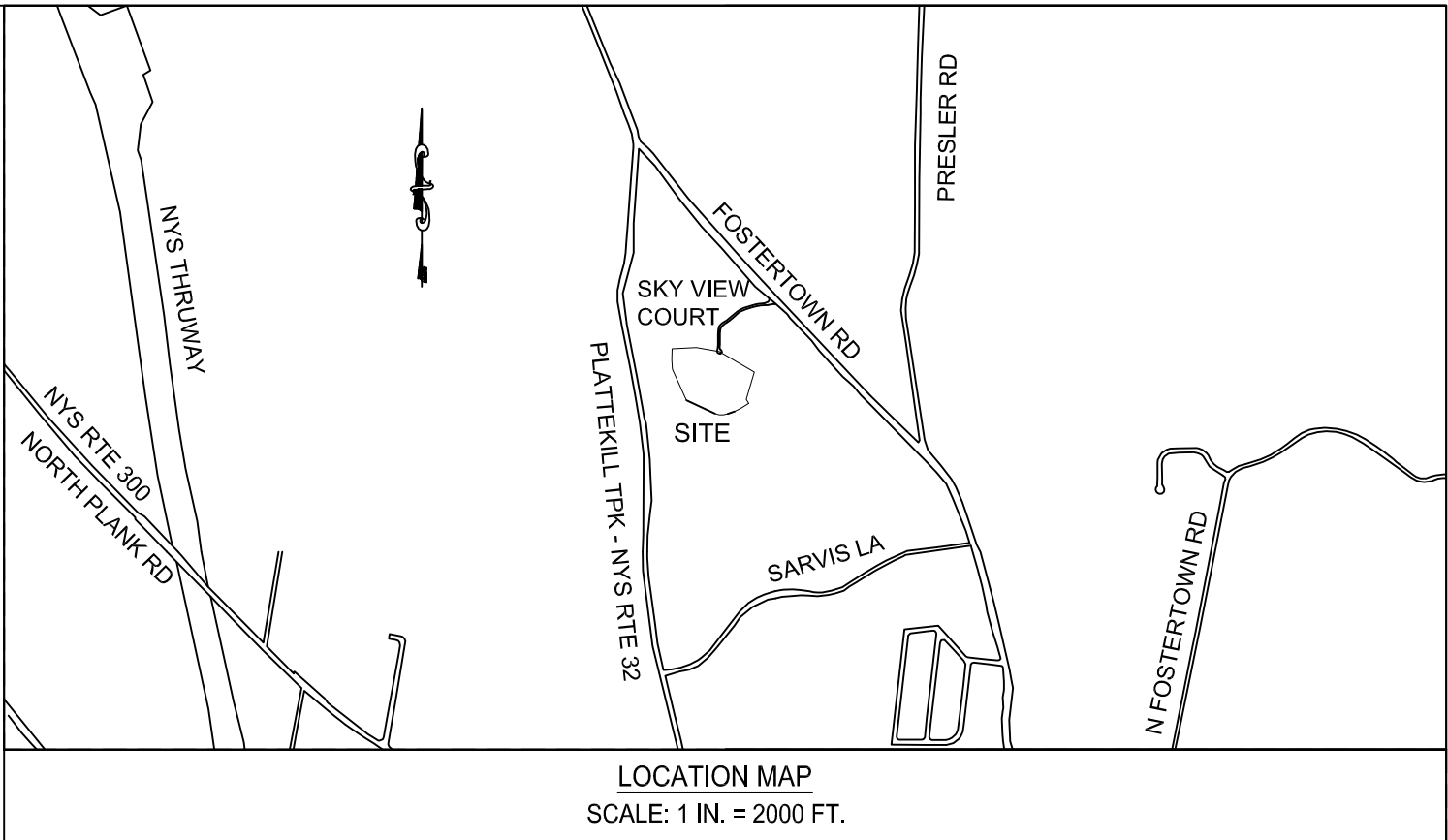
- ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN ON THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.

- ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.

- ALL OBSERVABLE ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

DARREN J. STRIDIRON NYS LICENSE NO. 050764

HERITAGE LAND SURVEYING, P.C.
155 PRESSLER ROAD, WALLKILL, NEW YORK 12589
TEL. (845) 234-2310 EMAIL HERITAGESURVEY@HOTMAIL.COM



ZONE RR REGULATION	MINIMUM REQUIRED	MINIMUM PROPOSED	
		LOT NO. 1	LOT NO. 2
LOT AREA	2 AC.	5.18 AC.	5.39 AC.
LOT WIDTH	200 FT.	315 FT.	375 FT.
LOT DEPTH	300 FT.	551 FT.	534 FT.
FRONT YARD	60 FT.	226.0 FT.	199.2 FT.
REAR YARD	100 FT.	264.1 FT.	260.4 FT.
ONE SIDE YARD	50 FT.	120.3 FT.	63.4 FT.
BOTH SIDE YARDS	100 FT.	255.0 FT.	277.8 FT.
		MAXIMUM PERMITTED	MAXIMUM PROPOSED
LOT BUILDING COVERAGE	10 %	10 %	1.5 %
LOT SURFACE COVERAGE	10 %	10 %	7.1 %
BUILDING HEIGHT	35 FT.	35 FT.	4.0 %

- GENERAL NOTES:**
- OWNER AND APPLICANT: JOSEPH M. SAFFIOTI
21 SKY VIEW CT
WALLKILL, NY 12589
 - TAX MAP DATA: SECTION 17 BLOCK 1 LOT 121
 - PARCEL AREA: 10.57 +/- ACRES
 - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
 - THE BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN HEREON IS AS PER A SURVEY DONE BY HERITAGE LAND SURVEYING, PC (DARREN J. STRIDIRON , PLS, NYS LICENSE NO. 050487) COMPLETED ON MARCH 23, 2026
 - THE PARCEL SHOWN IS AMENDED LOT NO. 1 ON A MAP ENTITLED "LOT LINE CHANGE PLAN LANDS OF KIM MARIE SAFFIOTI" FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 41-00.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT A NYS LICENSED LAND SURVEYOR SHALL STAKEOUT THE FOUNDATION LOCATION AND SUBMIT A CERTIFIED SURVEY OF SAID LOCATION TO THE TOWN OF NEWBURGH CODE COMPLIANCE DEPARTMENT.
 - LOTS 1 AND 2 HAVE THE RIGHTS OF INGRESS AND EGRESS, AS WELL AS THE RIGHTS TO PLACE UTILITIES, OVER THE 50' WIDE RIGHT-OF-WAY AND PRIVATE ROAD KNOWN AS SKY VIEW COURT
 - TOGETHER WITH AND SUBJECT TO A PRIVATE ROAD MAINTENANCE DECLARATION FOR SKY VIEW COURT AS PER LIBER 4658 PAGE 289.
 - PRIOR TO THE COMMENCEMENT OF SITE DEVELOPMENT, THE LIMITS OF DISTURBANCE SHALL BE STAKED IN THE FIELD

CALL BEFORE YOU DIG
DIG SAFELY NEW YORK MUST BE CONTACTED (DIAL 811 OR 1-800-962-7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING TO HAVE ANY EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

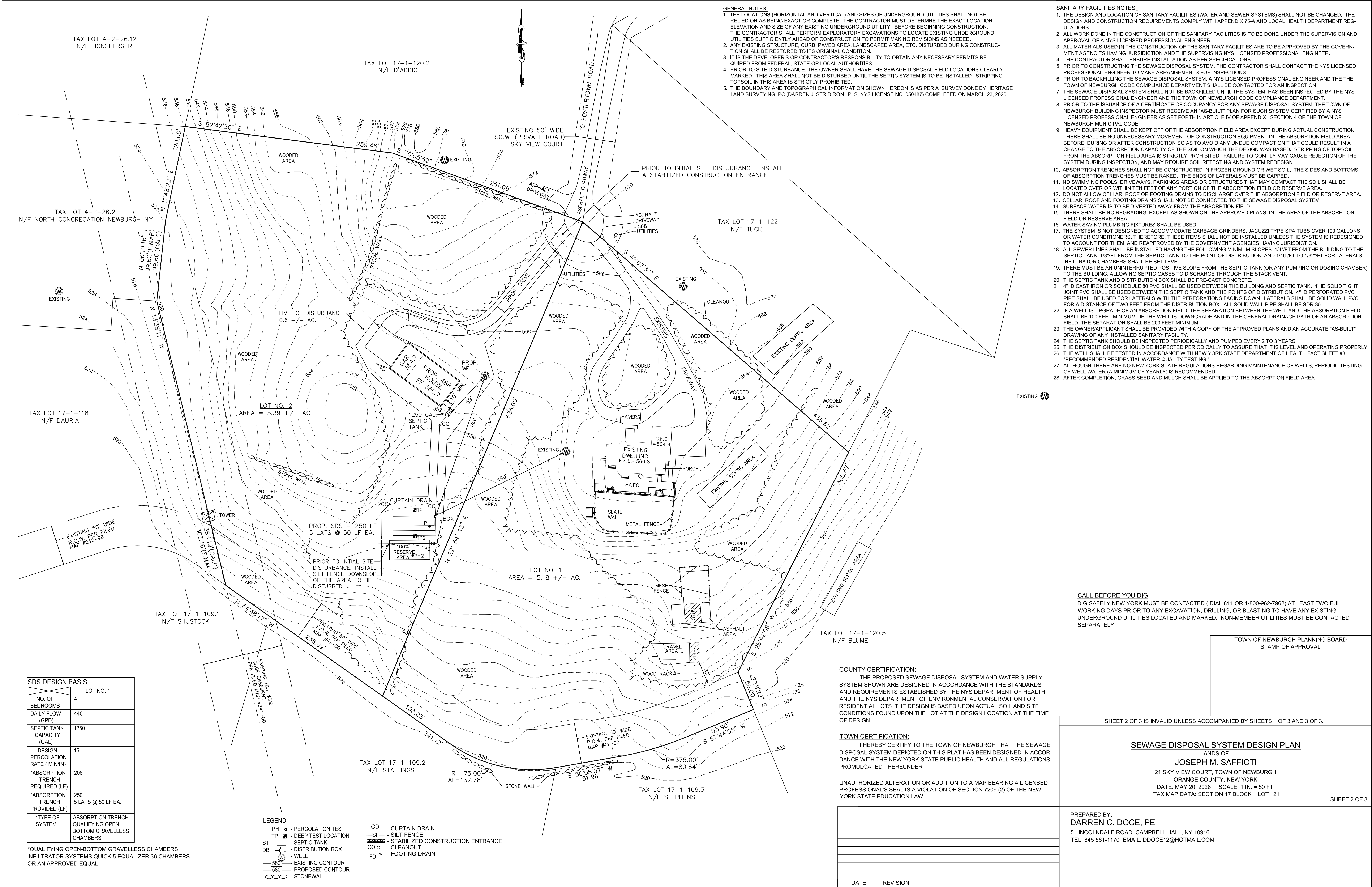
TOWN OF NEWBURGH PLANNING BOARD
STAMP OF APPROVAL

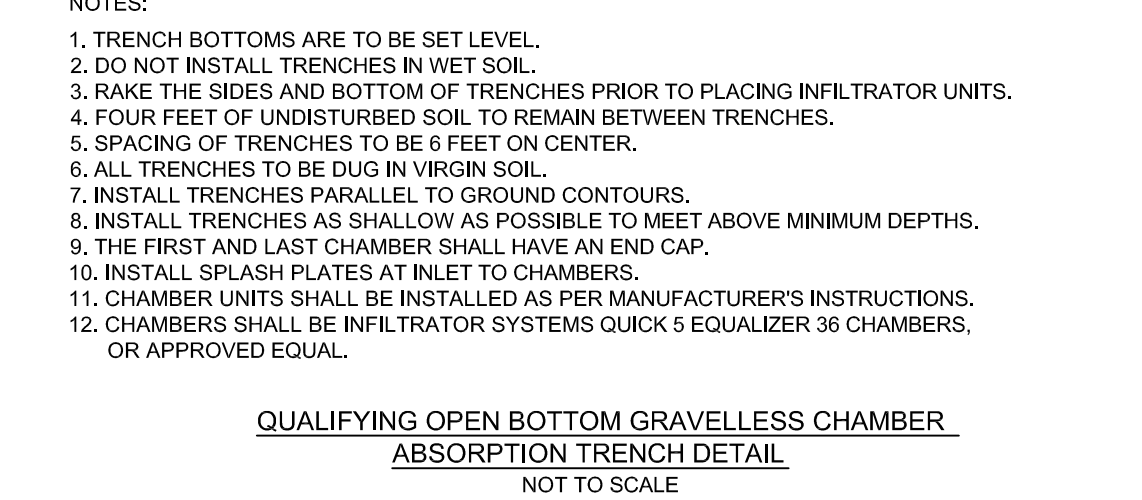
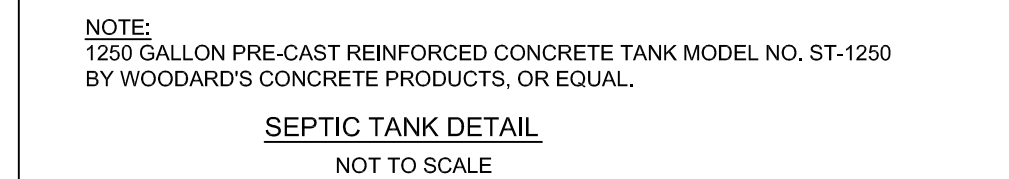
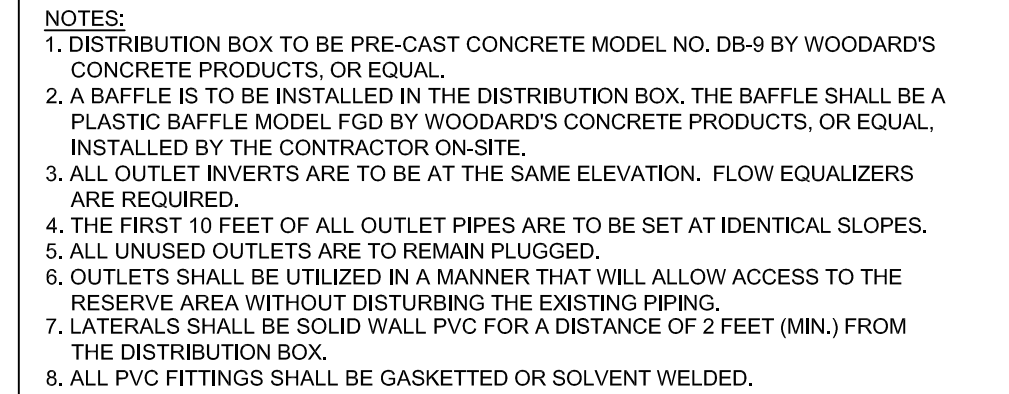
SHEET 1 OF 3 IS INVALID UNLESS ACCOMPANIED BY SHEETS 2 OF 3 AND 3 OF 3.

PROPOSED TWO LOT SUBDIVISION
LANDS OF
JOSEPH M. SAFFIOTI
21 SKY VIEW COURT, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: MAY 20, 2026 SCALE: 1 IN. = 50 FT.
TAX MAP DATA: SECTION 17 BLOCK 1 LOT 121

SHEET 1 OF 3

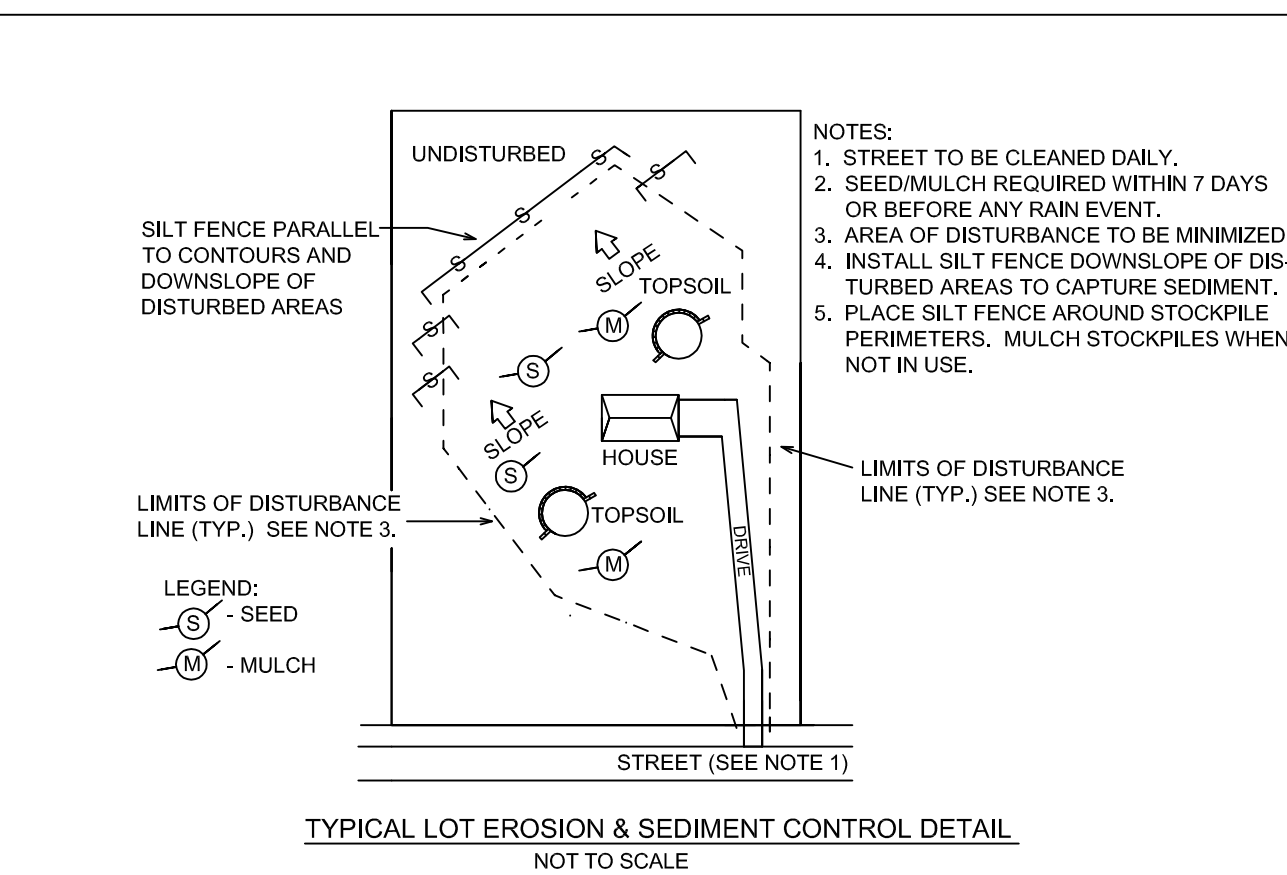
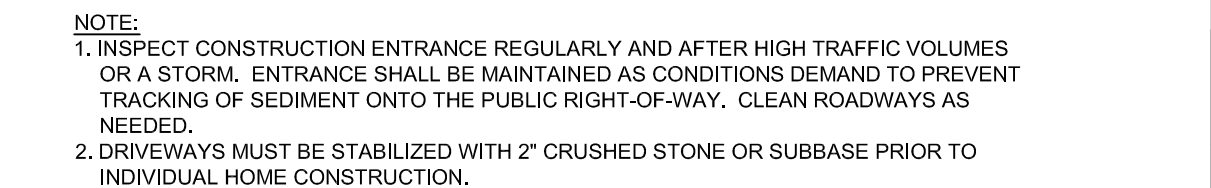
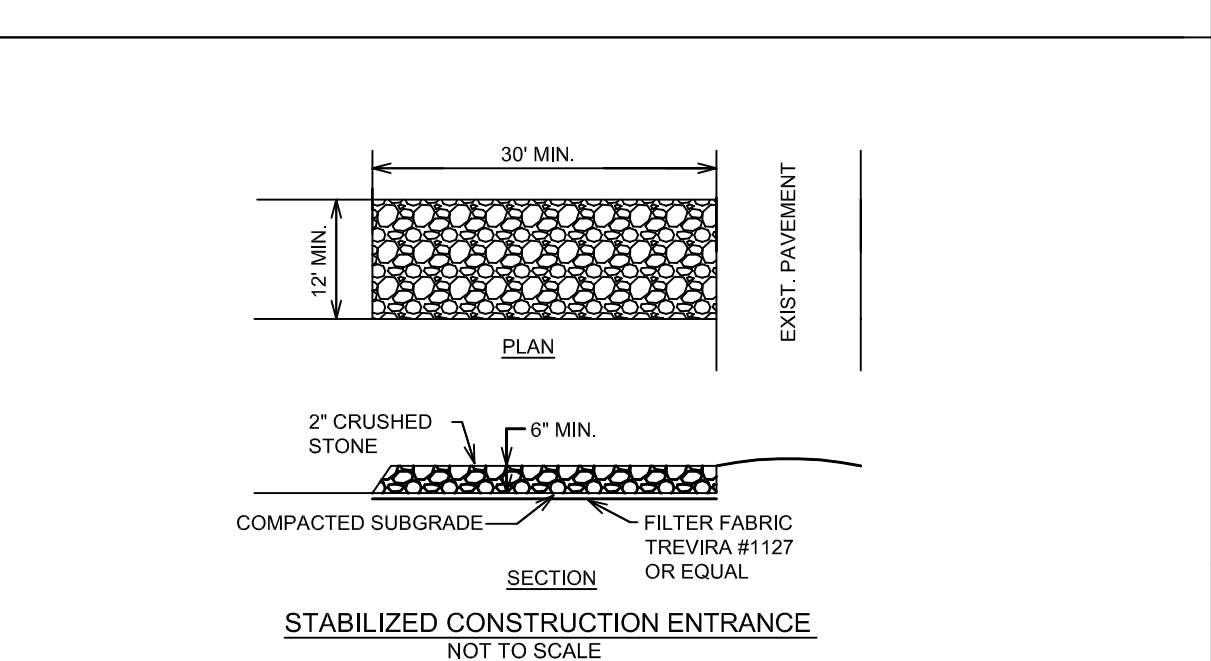
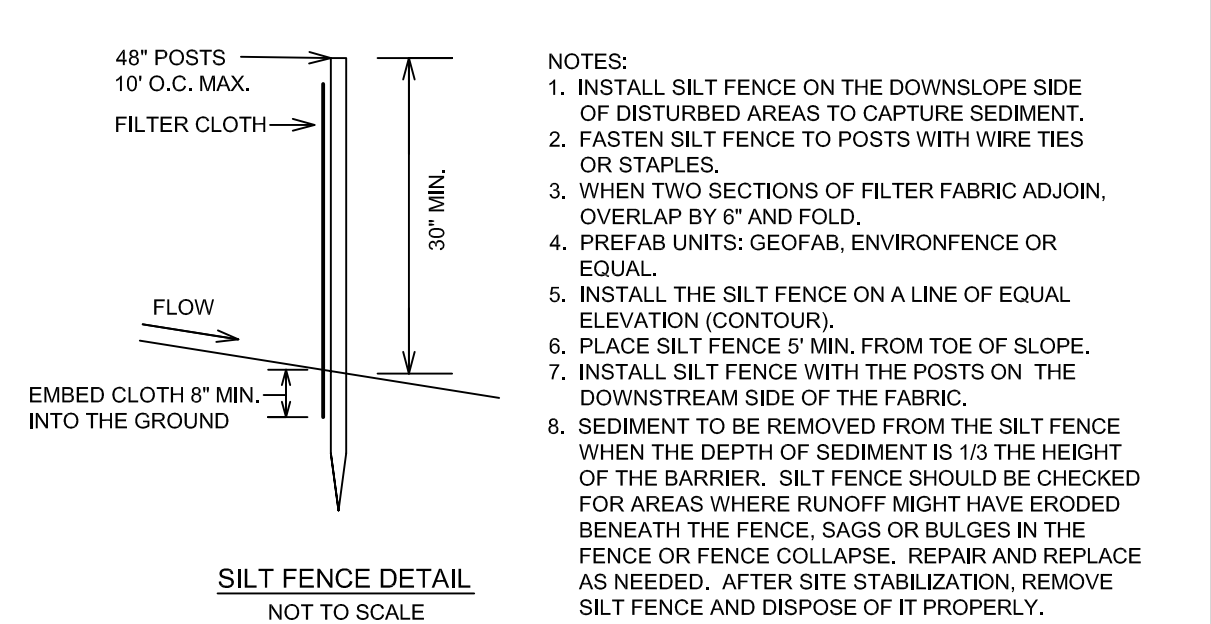
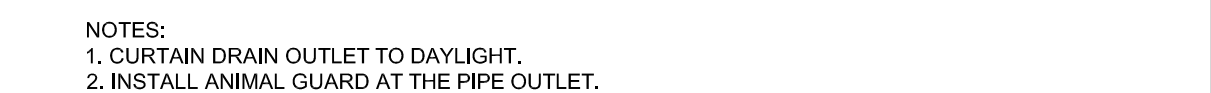
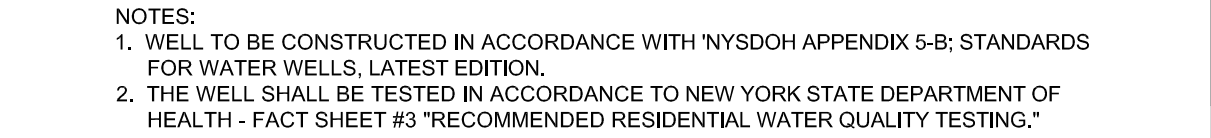
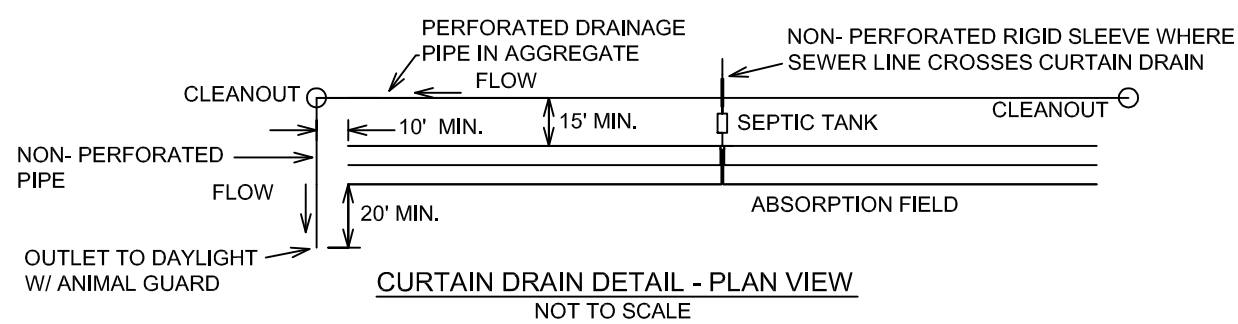
DARREN C. DOCE, PE
5 LINCOLNDALE ROAD, CAMPBELL HALL, NY 10916
TEL. 845 561-1170 EMAIL: DDOCE12@HOTMAIL.COM





PERCOLATION TEST RESULTS								
LOT NO.	HOLE NO.	DEPTH (IN.)	DATE	TIME				STABILIZED
				RUN 1	RUN 2	RUN 3	RUN 4	
1	1-1	24	5/20/2026	08M40S	10M10S	11M20S	11M40S	11M40S
	1-2	24	5/20/2026	04M00S	04M40S	05M26S	05M37S	05M37S

DEEP TEST HOLE RESULTS			
LOT NO.	HOLE NO.	DATE	DESCRIPTION
1	1-1	5/16/2026	0' TO 3" TOPSOIL 3" TO 54" SILT LOAM W/ MEDIUM TO LARGE STONES NO GROUNDWATER BEDROCK @ 54"
	1-2	5/16/2026	0' TO 3" TOPSOIL 3" TO 52" SILT LOAM WITH MEDIUM TO LARGE STONES NO GROUNDWATER BEDROCK @ 52"



UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
2. THE SMALLEST PRACTICAL AREA OF LAND IS TO BE EXPOSED AT ANY ONE TIME DURING THE DEVELOPMENT OF THE PARCEL. ONLY THOSE AREAS NECESSARY FOR THE DEVELOPMENT OF THE PARCEL SHALL BE DISTURBED. WHEN FEASIBLE, THE NATURAL VEGETATION IN ALL OTHER AREAS SHALL BE PROTECTED AND RETAINED. SOIL EXPOSURE SHALL BE LIMITED TO LESS THAN ONE ACRE.
3. INITIAL CLEARING OR SOIL DISTURBANCE SHALL BE LIMITED TO THAT NECESSARY TO INSTALL EROSION AND SEDIMENT CONTROL MEASURES. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PERMANENT EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNER WILL VERIFICATION THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
5. ALL EXCAVATED EARTH AND ACCUMULATED SEDIMENT NOT USED AS FILL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
6. THE PERMANENT DRIVEWAY OR ENTRANCE LOCATION SHALL BE USED AS A STABILIZED CONSTRUCTION ENTRANCE. TWO-INCH STONE SHALL BE PLACED AT A MINIMUM 8 INCH DEPTH, 30 FOOT LENGTH AND 12 FOOT WIDTH. THE ENTRANCE SHALL BE TOP DRESSED WITH STONE AS NECESSARY TO PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADS OR RIGHT-OF-WAYS. SEDIMENT TRACKED ONTO PUBLIC ROADS MUST BE REMOVED OR CLEANED ON A DAILY BASIS.
7. AT ANY LOCATION WHERE SURFACE RUNOFF FROM DISTURBED OR GRADED AREAS MAY FLOW OFF OF THE CONSTRUCTION AREA, SEDIMENT CONTROL MEASURES MUST BE INSTALLED, (E.G. SILT FENCE) TO PREVENT SEDIMENT FROM BEING TRANSPORTED OFF SITE. NO GRADING, FILLING OR OTHER DISTURBANCE IS ALLOWED WITHIN EXISTING OR PROPOSED EROSION CONTROL MEASURES.
8. ANY PROPOSED SWALES SHALL BE SODDED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING THEIR COMPLETION.
9. DOWNSPOUTS OR SUMP PUMP OUTLETS SHOULD BE PROTECTED BY SPLASHBOLDS.
10. RUNOFF SHALL BE COLLECTED IN A DRAINAGE DITCH OR FILL. SLOPE DITCHES HAVE BECOME STABILIZED, NO CONCENTRATED FLOWS SHALL BE DIRECTED OVER CUT OR FILL SLOPES.
11. ALL MATERIALS ORIGINATING FROM THE DEVELOPMENT OF THE LOT SHALL BE REMOVED IMMEDIATELY TO AN ACCEPTABLE DISPOSAL FACILITY. NO CONSTRUCTION DEBRIS SHALL BE BURNED ON SITE. ALL LOOSE MATERIALS SHALL BE REGULARLY REMOVED TO PREVENT THE RELEASE OF FLOATABLES DURING STORM EVENTS.
12. PLACE SILT FENCE AROUND THE PERIMETER OF ALL STOCKPILES AS SOON AS THEY ARE CREATED. MULCH THE STOCKPILES WHEN NOT IN USE.
13. FINAL SITE DRAINAGE SHALL BE COMPLETED IN ORDER TO PREVENT EROSION, PONDING AND CONCENTRATED FLOWS ONTO ADJACENT AREAS. DRAINAGE ACTIVITY IS NOT CONTINUALLY ONGOING IN THESE LOCATIONS. DRAINAGE FROM THE FOUNDATION MUST BE PROVIDED. THE FOUNDATION MUST EXTEND AT LEAST EIGHT INCHES ABOVE FINISHED GRADE AND THE GRADE AWAY FROM THE FOUNDATION MUST FALL A MINIMUM OF SIX INCHES IN THE FIRST TEN FEET.
14. STABILIZATION FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - A. SEVEN CALENDAR DAYS FROM THE TIME THAT THE SOIL IS INITIALLY DISTURBED, AND BEFORE ANY SIGNIFICANT STORM EVENT WHICH MAY HAVE THE POTENTIAL TO CAUSE EROSION, BUT NOT TO EXCEED SEVEN DAYS FROM INITIAL DISTURBANCE.
 - B. FOURTEEN CALENDAR DAYS FOR ALL APPROVED STOCKPILES AND OTHER DISTURBED AND GRADED AREAS PROVIDED THAT NO SIGNIFICANT ACTIVITY IS NOT CONTINUALLY ONGOING IN THESE LOCATIONS.
 - C. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 14 DAYS OF FINAL GRADING. MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 - D. SEEDING AND MULCHING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 - E. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATION, THE DISTURBED AREA SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS/ACRE (100-120 BALES/ACRE) UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED.
 - F. IMMEDIATELY FOLLOWING SITE DISTURBANCE OR ROUGH GRADING, ANY CRITICAL AREAS (E.G. STEEP SLOPES) SHALL BE STABILIZED WITH TEMPORARY VEGETATION, EMULSION AND/OR EROSION CONTROL FABRICS AS NEEDED.
15. MAINTENANCE:
 - A. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPLACED WHEN THEY BECOME INOPERABLE. INSPECTIONS ARE TO BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 - B. SEDIMENT IS TO BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT IS 1/3 THE HEIGHT OF THE BARRIER. THE SILT FENCE SHOULD BE CHECKED FOR AREAS WHERE RUNOFF MIGHT HAVE ERODED BENEATH THE FENCE, SAGS IN THE FENCE OR FENCE COLLAPSE. REPAIR AND REPLACE THE SILT FENCE AS NEEDED. AFTER THE SITE IS STABILIZED, REMOVE THE SILT FENCE AND DISPOSE OF IT PROPERLY.
 - C. INSPECT MULCHED AREAS FOR AREAS WHERE THE MULCH HAS BEEN LOOSENEED OR REMOVED, AND REPLACE AS NEEDED. REMOVE ANY VEGETATION NOT GROWING IF IT IS NO LONGER NEEDED AND DISPOSE OF IT PROPERLY.
 - D. INSPECT SEEDED AREAS TO SEE IF GOOD GROWTH IS BEING ESTABLISHED AND RESEED AS NEEDED.
 - E. INSPECT THE STABILIZED CONSTRUCTION ENTRANCE REGULARLY AND AFTER HIGH TRAFFIC VOLUMES AND STORM EVENTS. APPLY ADDITIONAL STONE AND CLEAN THE PUBLIC ROADWAY AS NECESSARY.
 - F. ONCE THE DISTURBED AREAS HAVE BECOME PERMANENTLY VEGETATED, REMOVE ANY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.

TOWN OF NEWBURGH PLANNING BOARD
STAMP OF APPROVAL

SHEET 3 OF 3 IS INVALID UNLESS ACCOMPANIED BY SHEETS 1 OF 3 AND 2 OF 3.

DETAIL SHEET
FOR
JOSEPH M. SAFFIOTI
21 SKY VIEW LANE, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: MAY 20, 2026 SCALE: AS SHOWN

SHEET 3 OF 3

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